

Single Family Residence **RESIDENTIAL**

# 103 AVIATION DR

ROSSVILLE, GA 30741

**\$291,500** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,438 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2012**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$292K**

\$270K low

\$313K high

Last Sale

**\$141,500 · Mar 8, 2013**

Est. Owner Equity

**\$176,100**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,521 (2025) |
| Assessed Value        | \$122,009      |
| Previous Assessed     | \$115,455      |
| Assessor Market Value | \$305,022      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Catoosa                 |
| Lot (acres)   | 0.17                    |
| Construction  | Brick                   |
| Foundation    | Footing                 |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 78 ft²

Porch · 225 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 13, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Mar 4, 2013  | Resale    | Warranty Deed       | \$141,500 | \$98   | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Side Elementary School          | Elementary | PK–5   | 0.9 mi   |
| Lakeview Middle School               | Middle     | 6–8    | 2.0 mi   |
| Lakeview-Fort Oglethorpe High School | High       | 9–12   | 2.1 mi   |

District: Catoosa County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 30741

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>118</b><br>AIR POLLUTION | <b>31,945</b><br>POPULATION | <b>\$50K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|